

विकास योजना - लोणावळा

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ चे कलम ३०(१) अन्वये वगळलेल्या
क्षेत्राची विकास योजना मंजूर करणेबाबत..

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस-१८९६/७५१/प्र.क्र.२८३/०६/नवि-१३

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : १८ ऑगस्ट, २००६.

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(नंदकिशोर पाटीले)
अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगररचना, पुणे विभाग, पुणे.

सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

मुख्याधिकारी, लोणावळा नगर परिषद, लोणावळा

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात भाग-१ पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्यांच्या प्रत्येकी ०५ प्रती ह्या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, पुणे शाखा, पुणे व मुख्याधिकारी, लोणावळा नगर परिषद, लोणावळा यांना पाठवाव्यात.)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेब साईटवर प्रसिध्द करावी.
निवडनस्ती (कार्यासन नवि-१३)

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

Mantralaya , Mumbai-400 032.

Dated:- 18th August, 2006.

NOTIFICATION.

No. •TPS- 1896/751/CR-283/06/UD-13

**Maharashtra
Regional &
Town Planning
Act, 1966**

Whereas, the Lonavala (District. Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority") for the area under its jurisdiction, by its Resolution No.32, dated 26.07.1988 made a declaration under Section 38 read with Section 23 (1) of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") of its intention to revise the Development Plan for the area within its jurisdiction and notice of such declaration was published at Page No.1341 of the Maharashtra Government Gazette, Pune Supplement dated 25.08.1988 ;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Second revised) of Lonavala (hereinafter referred to as "the said Development Plan") & published the said Development Plan under section 26 of the said Act vide Resolution dated 24.01.1994 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 10.02.1994 on Page No. 272 and 273 ;

And whereas, in accordance with provision of section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.10.2.1994) provided that the State Government may on application by the said Planning Authority extend from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 9.2.1997 ;

And whereas, in the opinion of the State Govt., the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of the said Act, in regard to submit the said Draft Development Plan to Government for sanction within the specified time limit;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Head Office, Pune to be an officer (hereinafter referred to as "the said Officer ") for performing the duties of the said Planning Authority under section 27,28,29,30 of the said Act vide Order No. TPS -1896/751/CR-82/96/UD-13 dt. 23.5.1996 ;

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer has submitted the said Development Plan under Sub-section (1) of Section 30 of the said Act on 6.2.1997 to Government of Maharashtra for sanction ;

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 6.2.1997 to 15.7.2005 vide Notification, Urban Development Department No. TPS 1896/751/CR-82-96/96/UD-13, dated 28/6/2005;

And whereas, Government has partly sanctioned the said Development Plan vide Notification No. TPS 1896/751/CR-82-96/96/UD-13 dated 29/6/2005 and

And whereas, Government of Maharashtra has proposed to make certain modifications of substantial nature in the said development plan and notice inviting suggestions/objections for Excluded part was published vide notice Nb. TPS 1896/751/CR-82/A/96/UD-13 dated 29/6/2005 and Dy. Director of Town Planning, Head Office, Pune was appointed as an officer to give hearing and to submit his report to Government

And whereas, corrigendum No. TPS 1896/751/CR-82/96/UD-13 dated 28/9/05, No. TPS 1896/751/CR-82/A/96/UD-13 dated 28/9/05 & No. TPS 1896/751/CR-82/96/UD-13 dated 6/2/2006 were issued.

And whereas, the said officer, has submitted his report to the Government;

And whereas, in accordance with Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the part of the Excluded Part of the said Development Plan shall be sanctioned with certain modification in some excluded parts;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) sanctions the part of the Excluded Part of the said Development Plan subject to the modifications as shown on the said excluded part of the said Development Plan as specified in the schedule appended hereto and;

(b) fixes the dt. 1st November, 2006 to be the date on which the said sanctioned part of the said Development Plan shall come into effect.

Notes :-

(1) The aforesaid sanctioned part of the said Development Plan as modified and sanctioned by State Government has been kept for inspection by the public during working hours, on all working days for a period of one year in the office of Lonavala Municipal Council, Lonavala.

(2) Areas of reservations/ sites mentioned in report of the sanctioned part of the said Development Plan and in Schedule appended hereto are approximate and subject to actual measurement on site as per boundaries on the Final Development Plan.

(3) The reservations on sites which have not appeared in Schedule I and II are hereby sanctioned for the respective purposes as designated in the Development Plan.

(4) This notice is also published on Government web site @ www.urban.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra.


(Nandkishor Patil)

Under Secretary to Government.

Development Plan of Lonavala (Second Revision)
Accompaniment of Government Notification No.TPS-1896/751/CR-283/06/UD-13
Dated 18th August, 2006.

Schedule – II

Modifications of Substantial Nature

Excluded Part No.	Site No./ S.No./ Gat No. etc.	Proposals as per the Development Plan published under Section 26 of the M.R. &T.P. Act, 1966	Proposals as per the Development Plan submitted to the Govt. for sanctioned u/s 30 of the M.R. &T.P. Act, 1966	Modifications sanctioned by Govt.
1.	2.	3.	4.	5.
EP-1	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No. 20B Primary School & Play Ground is included in Site No.9 Picnic Park, Swimming Pool & Boat Club as shown on the Plan.
EP-2	S.No.8 Tungarli	Industrial Zone	Industrial Zone	Industrial Zone
EP-3	Site No.61-A Public Latrine R.S. No. 57 P.No.19	Site No.61-A Public Latrine	Site No.61-A Public Latrine	Site No.61 A Public latrine is deleted and land included in Residential Zone.
EP-4	CTS 279 Khandala	Residential Zone	Residential Zone	The land bearing CTS No.279 Khandala is included in Congested area.
EP-8	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No. 24 "Primary School & Play Ground", Site No.25 "Shopping Center & Dispensary" are deleted and the land there under is included in No Development Zone.
EP-9	Road towards Walwan lake	D.P.Road	D.P.Road	The Road approaching towards Walwan lake is shown as Existing Road instead of D.P. Road
EP-10	S.No. 141, 142(pt), 147, 147-1, 148, 149 Tungarli	S.No.141, 142, 161 – Public-Semipublic Zone	S.No.141, 142, 161 – Public-Semipublic Zone	The lands bearing S.No. 141, 142, 161 Tungarli are deleted from Public Semipublic Zone and are included in Residential Zone.
EP-11	S.No.199, CTS-278,279,280 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing S.No.199,CTS-278,279, 280 Tungarli are deleted from Public Semipublic Zone and included in Residential Zone.

EP-12	15 mt. Road passing through S.No.31,32 Lonavala	15 Mt. D.P. Road	15 Mt. D.P.Road	The alignment of 15 mt. Road passing through S.No.31,32 Lonavala is shifted towards Eastward as shown on the Plan and the area released due to this shifting is included in Site No.79 Sports Complex and the area of S.No.31 under road alignment as per published plan is included in Residential Zone.
EP-13	S.No.5+6/2 Nangargaon	Layout Open Space	Layout Open Space	The area out of S.No. 5+6/2 (pt) Nangargaon is shown as Existing Open Space.
EP-14	S.No.33 Nangargaon Site No.55 Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	Site No.55 Shopping Center is deleted and included in residential Zone.
EP-15	Site No.12 Khadala	Site No.12, Primary School & Play Ground	Agricultural Zone and Express way.	Site No.12 Primary School and Play Ground is deleted and the land is included in Agriculture Zone & Express Way.
EP-16	S.No.38 to 40 Khandala 9 mt. Road	9 Mt.D.P.Road	Road deleted.	The 9 mt. Wide Road Passing through S.No.38 Khandala is deleted.
EP-17	CTS 151 S.No.161 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing CTS 151 S.No.161 Tungarli is deleted from Public Semipublic Zone and included in Residential Zone.
EP-18	S.No.72-B Walwan	Nature Reserve Zone	Nature Reserve Zone	Nature Reserve Zone.
EP-19	CTS. 142 Tungarli Site No.35-A	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking
EP-20	S.No.39,38,36,9 Khandala	Residential Zone	Residential Zone	The lands bearing S.No.39,38(pt),36,9 Khandala are deleted from Residential Zone and included in Agricultural Zone.
EP-21	S.No.55(pt),56(pt),57(pt) Bhushi	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56,	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56, Agricultural Zone &	The lands bearing S.No.55(pt),56(pt),57(pt) Bhushi are deleted from Agricultural Zone and included in Residential

		Agricultural Zone S.No.57, partly Residential Zone & partly Agricultural Zone	Expressway S.No.57, partly Residential Zone, partly Agricultural Zone & partly Expressway	Zone as shown on plan.
EP-22	S.No. 101,102,103, 104,105 (all parts) Khadala	Partly Residential Zone and partly Nature Reserve Zone	Partly Residential Zone and partly Nature Reserve Zone	North eastern portion of R.S. No.104(pt) and North western portion of R.S. No. 105(pt) having steep slope is included in Nature Reserve Zone and remaining land under R.S. No. 104(pt), 105(pt) along with R.S. No. 101, 102, 103 (all parts) is deleted from Nature Reserve Zone and is included in Residential Zone as shown on plan.
EP-23	S.No.157 Khandala	Public-Semipublic Zone	Residential Zone	The land bearing S.No.157 Khandala is deleted from Public Semi- public Zone and included in Residential Zone.
EP-24	Express Way alignment	---	Expressway Alignment	The Alignment of Express Way approved by Govt. is shown on the Plan. Due to the said alignment of Express Way, necessary changes of alignment of D.P.Roads are also shown on Plan.
EP-25	C.T.S. 231/A+B, 232/A+B (part) Khandala	Public-Semipublic Zone	9 Mt. Road and Residential Zone	The lands bearing C.T.S. 231/A+B, 232/A+B (part) Khandala are deleted from Public-Semi public Zone and included in Residential Zone.
EP-26	9 mt. wide Road passing through CTS 231A,232 A+B, 225 Khandala	9 Mt. Road	9 Mt.Road	The alignment of 9 mt. wide Road passing through CTS 231A,232 A+B, 225 Khandala is changed as shown on plan. And the area released due to this change is included in Residential Zone.
EP-27	S.No.143,119, Lonavala	Water Body	Residential Zone	The approximate area about 2000 sq.mt. out of S.No.143,119 shown under duct line is included in Residential Zone as shown on Plan.

EP-28	S.No.56 Tungarli Site No.39 Play Ground	Site No.39, Play Ground	Partly Site No.39, Play Ground and partly Residential Zone	The area about 3320 Sq.mt. out of S.No.56 Tungarli is deleted from Site No.39 Play Ground and included in Residential Zone.
EP-29	Existing Cremation Ground	Residential Zone	Existing Cremation Ground & 6 Mt. Road	The boundary of Existing Cremation Ground is corrected alongwith 6 mt. wide D.P. Road as per site condition.
EP-30	Site No.52-C Extension to :Lonavala Education Trust College	S.No.69 & 71, Public-Semipublic Zone & 12 Mt. Road	S.No.69, partly Residential Zone & partly No Development Zone, partly Water Works & 12 Mt. Road. S.No.71, partly Residential Zone, partly No Development Zone & 12 Mt. Road.	Eastern portion of Site No. 52-C is deleted and shown as Existing Municipal Water Works. Remaining portion of Site No. 52-C is deleted and included in Agricultural No Development Zone as shown on plan.
EP-31	Area on South Side of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan	Agricultural Zone & 12 Mt. Road	Partly Residential Zone, Agricultural Zone & 12 Mt. Road	Area about 5.60 hec. on South Side of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts) is deleted from Agricultural Zone and included in Residential Zone.
EP-32	9 mt. Road towards Municipal Water works passing through S.No.69 Walwan	---	Existing 9 Mt. Road	9 mt. Road towards Municipal Water works passing through S.No.69 Walwan is shown as Existing Road instead of D.P.Road as shown on Plan.
EP-33	Site.No.46 Post Office & Staff Quarters	Partly Site No.46 Post Office & Staff Quarters & partly Residential Zone	Partly Site No.46 Post Office & Staff Quarters, Residential Zone & 9 Mt. Road	9 mt. wide Road is proposed on Southern side and eastern boundary of R. S. No. 46 is proposed to be extended as shown on plan.
EP-34	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone	Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone.
EP-35	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground

EP-36	CTS 187, S.No.54, Bhangar wadi	Non congested area, Residential Zone	Non congested area, Residential Zone	Land bearing S.No.54, 58 etc., Bhangarwadi are included in Congested area as it was in sanctioned Development Plan as shown on plan.
EP-37	S.No.72 (pt) Pangaloli	Residential Zone	Residential Zone	Residential Zone
EP-38	S.No.231 G Ward, Lonavala	Existing Cremation Ground	Existing Cremation Ground	Area out of S.No.231 admeasuring about 1210 Sq.Mt. on southern side of Existing Cremation Ground is deleted from Existing Cremation Ground & included in Residential Zone, subject to the restrictions on development due to HFL of Indrayani river.
EP-39	S.No. 106 (pt), Khandala	Partly Residential Zone, partly Nature Reserve Zone	Partly Residential Zone, partly Nature Reserve Zone	Land bearing S.No.106 (pt) Khandala is deleted from Nature Reserve Zone & included in Residential Zone
EP-40	S.No. 291A, Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site No.31, Shopping Centre is deleted & included in Residential Zone
EP-41	S.No.69, 71, Walwan	Public-Semipublic Zone	S.No.69 partly Residential Zone, partly Existing Water Works, partly Agricultural Zone S.No.71, partly Agricultural Zone & partly Residential Zone	Lands bearing S.No. 69 (pt) & 71 (pt) are deleted from Public-Semipublic Zone & included in Residential Zone. 12 Mt. D.P.Road passing through S.No.69,70,71 is deleted & area is included in Residential Zone. 9 Mt. road passing through S.No.65, 70, 69, 68 is widened to 12 Mt. at Northern side.
EP-42	CTS 289/1, S.No.5,8, Walwan Site No. 57B, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking
EP-43	S.No.72, Tungarli	Residential Zone	Residential Zone	The layout shown on Development Plan is corrected as per sanctioned layout plan.
EP-44	S.No.141, Lonavala	Residential Zone	Residential Zone	Area of S.No.141, Lonavala is reserved for Chief Officer's Quarter as a Site No.21-A

EP-46	S.No. 119, 120, 121, Bhushi	Site No.88, Picnic Park	Site No.88, Picnic Park	Lands bearing S.No. 119, 120, 121 are deleted from Site No.88, Picnic Park & the said lands are shown as No Development Zone.
EP-48	S.No. 17(pt), Tungarli	Water Body	Water Body	Area out of S.No.17 (pt), Tungarli which is not under submergence area of lake is shown as No Development Zone
EP-49	FSI allowable in Congested area	1.33	1.33	The allowable FSI in congested area is increased from 1.33 to 1.50
EP-50	S.No. 13/2/1, Plot No. 13,14,15 Walwan	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Alignment of D.P.Road is changed as shown on plan. Area released due to shifting is included in Residential zone.
EP-52	S.No.49, Khandala	Residential Zone	Residential Zone	9 Mt. wide D.P.Road is shown proposed through S.No.49 connecting to existing road in S.No.44 & proposed D.P.Road in S.No.52 as shown on plan.
EP-53	S.No.88, 89 (pt), 98, Bhushi	Agricultural Zone	Agricultural Zone	S.No.88, 89 (pt), 98 are deleted from Agricultural Zone & included in Residential Zone excluding Expressway alignment as shown on plan.
EP-54	9 Mt. road passing through S.No.16,19, 20 11 (all parts), Lonavala (from Padwal Building to Cremation Ground)	9 Mt. D.P.Road	9 Mt. D.P.Road	Alignment of 9 Mt. D.P. Road is shifted as per sanctioned Development Plan.
EP-55	9 Mt. wide D.P. Road passing through CTS 143, 144, 145 Lonavala	9 Mt. wide D.P. Road	9 Mt. wide D.P. Road	Subject to the decision of Civil Suit No. 6/2003. The 9 mt. widening of road passing through CTS No. 143, 144 is deleted and existing road is shown on plan.
EP-56	S.No.15(pt) Lonavala Site No. 81A, Veterinary Dispensary	Site No. 81A, Veterinary Dispensary	Site No. 81A, Veterinary Dispensary	50% part is deleted & included in Residential Zone as shown on plan.
EP-57	S.No.15(pt) Lonavala Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site is deleted & included in Residential Zone as shown on Plan.

EP-58	S.No. 135,151,152, 153,159,142,193,194 etc. Lonavala	Railway	Railway	The lands bearing S.No. 135,151,152,153,159,142, 193,194 etc. Lonavala are included in Residential zone as per sanctioned Development Plan, as shown on Plan.																																												
EP-59	S.No.12,13(pt),14(pt) Lonavala Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zone S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zone S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	S.No.12(pt)- Existing Play Ground and S.No.13(pt), 14(pt) Site No.62 is reserved for Sports Complex as shown on Plan. The F.S.I. for commercial and Sports allied users will be permitted in consultation with Govt. of Maharashtra																																												
EP-60	Provisions in D.C. Rules	Section 5 (7) : Schedule of Fee. The scale of fee for development of land/ subdivision/layout of land and building permission for various kinds of building shall be as determined/prescribed by the Municipal Council from time to time.	Section 5 (7) : Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below :- (i) Subdivision of land or development work. <table><tr><td>Area to be Developed</td><td>Rs.</td></tr><tr><td>1 Ha.</td><td>150/-</td></tr><tr><td>1-2.5 Ha.</td><td>300/-</td></tr><tr><td>2.5-5 Ha.</td><td>450/-</td></tr><tr><td>Above 5 Ha.</td><td>150/-</td></tr><tr><td></td><td>Additional for every 5 Ha. above Rs.450/-</td></tr></table> (ii) Residential Buildings : <table><tr><td>Total Covered Area on all Floors</td><td>Rs.</td></tr><tr><td>Upto 60 S.M.</td><td>10/-</td></tr><tr><td>Upto 150 S.M.</td><td>50/-</td></tr><tr><td>Above 150 S.M. & upto 300 S.M.</td><td>100/-</td></tr><tr><td>Above 300 S.M.</td><td></td></tr></table>	Area to be Developed	Rs.	1 Ha.	150/-	1-2.5 Ha.	300/-	2.5-5 Ha.	450/-	Above 5 Ha.	150/-		Additional for every 5 Ha. above Rs.450/-	Total Covered Area on all Floors	Rs.	Upto 60 S.M.	10/-	Upto 150 S.M.	50/-	Above 150 S.M. & upto 300 S.M.	100/-	Above 300 S.M.		Section 5 (7) : Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below :- (i) Subdivision of land or development work. <table><tr><td>Area to be Developed</td><td>Rs.</td></tr><tr><td>1 Ha.</td><td>150/-</td></tr><tr><td>1-2.5 Ha.</td><td>300/-</td></tr><tr><td>2.5-5 Ha.</td><td>450/-</td></tr><tr><td>Above 5 Ha.</td><td>150/-</td></tr><tr><td></td><td>Additional for every 5 Ha. above Rs.450/-</td></tr></table> (ii) Residential Buildings <table><tr><td>Total Covered Area on all Floors</td><td>Rs.</td></tr><tr><td>Upto 60 S.M.</td><td>10/-</td></tr><tr><td>Upto 150 S.M.</td><td>50/-</td></tr><tr><td>Above 150 S.M. & upto 300 S.M.</td><td>100/-</td></tr><tr><td>Above 300 S.M.</td><td>charge</td></tr></table>	Area to be Developed	Rs.	1 Ha.	150/-	1-2.5 Ha.	300/-	2.5-5 Ha.	450/-	Above 5 Ha.	150/-		Additional for every 5 Ha. above Rs.450/-	Total Covered Area on all Floors	Rs.	Upto 60 S.M.	10/-	Upto 150 S.M.	50/-	Above 150 S.M. & upto 300 S.M.	100/-	Above 300 S.M.	charge
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1 Ha.	150/-																																															
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2.5-5 Ha.	450/-																																															
Above 5 Ha.	150/-																																															
	Additional for every 5 Ha. above Rs.450/-																																															
Total Covered Area on all Floors	Rs.																																															
Upto 60 S.M.	10/-																																															
Upto 150 S.M.	50/-																																															
Above 150 S.M. & upto 300 S.M.	100/-																																															
Above 300 S.M.	charge																																															

			charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-	Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-
			(iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, banks, cinemas, theatres, clubs etc.)	(iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, banks, cinemas, theatres, clubs etc.)
			Total Covered Area	Total Covered Area
			150 S.M. 200/- for every 100/- additional	150 S.M. 200/- for every 100/- additional
			150 S.M. Additional for every 150 S.M. above Rs. 200/-	150 S.M. Additional for every 150 S.M. above Rs. 200/-
			subject to maximum of Rs.1000/-	subject to maximum of Rs.1000/-
			(iv) Public Building (for educational, religious & charitable use)	(iv) Public Building (for educational, religious & charitable use)
			Total Covered Area	Total Covered Area
			150 S.M. 25/- More than 25/-	150 S.M. 25/- More than 25/-
			150 S.M. Additional for every 150 S.M. above Rs. 25/- subject to maximum of Rs.100/-	150 S.M. Additional for every 150 S.M. above Rs.25/- subject to maximum of Rs.100/-
			(v) Industrial Building	(v) Industrial Building
			Total Covered Area	Total Covered Area
			150 S.M. 200/-	150 S.M. 200/-

		<p>150 S.M. 200/- Every additional 150 S.M. or 100/- Additional for every 150 S.M. above Rs.200/- subject to maximum of Rs.1000/-</p> <p>(vi) Compound wall : It should be a minimum of Rs.5/- for walls upto 100 running mts. and further increase the fee on the same scale.</p> <p>5.7.1 The Fixation of these fees shall be governed by the following : (a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building. (b) For additions and alterations in the existing building, the fees shall be chargeable on the added/alterd portions only, on the same scale as for a new building. (c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan. (d) In case of additions and alterations of building, if the use of the building is also changed, then the</p>	<p>Every additional 150 S.M. or part thereof 100/- Additional for every 150 S.M. above Rs.200/- subject to maximum of Rs.1000/-</p> <p>(vi) Compound wall : It should be a minimum of Rs.5/- for walls upto 100 running mts. and further increase the fee on the same scale.</p> <p>5.7.1 The Fixation of these fees shall be governed by the following : (a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building. (b) For additions and alterations in the existing building, the fees shall be chargeable on the added/alterd portions only, on the same scale as for a new building. (c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan subject to the condition that the covered area of the building has not increased than in the original sanctioned plan. (d) In case of additions and alterations of building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use</p>
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			<p>chargeable fees shall be calculated on the use proposed.</p> <p>(e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.</p> <p>(f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.</p> <p>(g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.</p> <p>5.7.2 : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded.</p> <p>5.13.4 (b) : Take suitable action against the licensed technical person concerned.</p>	<p>proposed.</p> <p>(e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.</p> <p>(f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.</p> <p>(g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.</p> <p>5.7.2 : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded.</p> <p>5.13.4 (b) : Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years.</p>
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		<p>period upto 3 years.</p> <p>12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 60 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>12.5.3 (b) Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.</p> <p>(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.</p> <p>(d) Petrol station shall not be sited within a distance of 91.5 Mt.</p>	<p>12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 60 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 25% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>12.5.3 (b) Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.</p> <p>(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.</p> <p>(d) Petrol station shall not be sited within a distance of 91.5 Mt. from the</p>
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			<p>from the nearest gate of school, hospital, theater, place of assembly or stadium.</p> <p>(e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.</p> <p>13.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p>	<p>nearest gate of school, hospital, theater, place of assembly or stadium.</p> <p>(e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.</p> <p>13.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 25% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>(c) Layout of Group Housing Schemes :-</p> <p>(i) The minimum widths of internal roads in a group housing schemes shall be as follows:-</p>
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				<p><u>Length of Roads</u> <u>Min. Width</u></p> <p>75 mt. or less 4.5 mt.</p> <p>More than 75 mt. 7.5 mt.</p> <p>Provided that where an internal Road more than 75 mt. in length but serving access to buildings on one side only, the min. width may be 4.5 mt.</p> <p>(i) The minimum marginal open spaces in a group housing schemes shall be as under :</p> <p>(a) from internal roads 3.0mt.</p> <p>(b) from any boundary of the plot & rear side of a building 4.5mt.</p> <p>(c) from any boundary of the plot & side of a building 3.0 mt</p> <p>(d) between two buildings side to side 6.0mt</p> <p>(e) between two buildings back to back 9.0mt.</p> <p>(f) from any public road either existing or proposed 4.5 mt.</p> <p>or</p> <p>as prescribed under the Ribbon Development Rules in respect of classified roads whichever is more.</p> <p>(iii) One or more open spaces or gardens or play grounds admeasuring in aggregate not less than 10% of the area of the land under layout shall be provided, centrally located as far as possible, in a layout of group housing scheme of land admeasuring more than 0.4 hectare.</p>
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(Nandkishor Patil)
Under Secretary to Government